

Saranap Avenue / Boulevard Way Planning Process

SECOND COMMUNITY OUTREACH WORKSHOP

Agenda

Saranap Avenue / Boulevard Way Planning Process

Second Public Meeting

May 22, 2018, 7:00 PM to 8:30 PM

**Lafayette Veterans Memorial Building
3780 Mount Diablo Boulevard
Lafayette, CA 94549**

Agenda

7:00 Welcome (Supervisor Candace Andersen)

7:05 Presentation

- Purpose of Meeting (John Kopchik)
- Recap & What Got Us Here? (John Kopchik)
- Survey Results (Sean & Syd)
- What Does the Survey Tell Us? (Will Nelson)
- Planning Instrument / Potential Approach (Will Nelson)

7:30 Questions / Suggestions / Comments

7:45 Overview of requested Breakout Group work (John Kopchik)

7:50 Breakout Groups for detailed discussion and comment on preliminary working drafts of vision statement and general plan policies for Saranap Area

8:30 Recap next steps. Adjourn. Thank You for Coming.

Basis for the Study

- Increasing trend of high density residential developments in certain locations throughout the County
- Recent County approval for mixed-use development (Saranap Village Project) within the Saranap area
- Community desire to discuss trends for future development within the Saranap community

Potential Plan Goals

- Identify a “community consensus” on a vision to guide future development.
- Help facilitate revitalization and future development.
- Provide more assurances to the community regarding the size, scale and impacts of any future projects.
- Facilitate the provision of additional community amenities such as parks/recreational facilities, bike facilities, landscaping, etc.

Potential Plan Elements

- Height, density/dwelling unit maximums and parking standards.
- Goals, standards and funding mechanisms for extending improvements (e.g., bike lanes/sharrows, diagonal parking, crosswalks, and sidewalk amenities) along Boulevard Way.
- Identify potential locations, design elements and funding mechanisms for park/recreational facilities

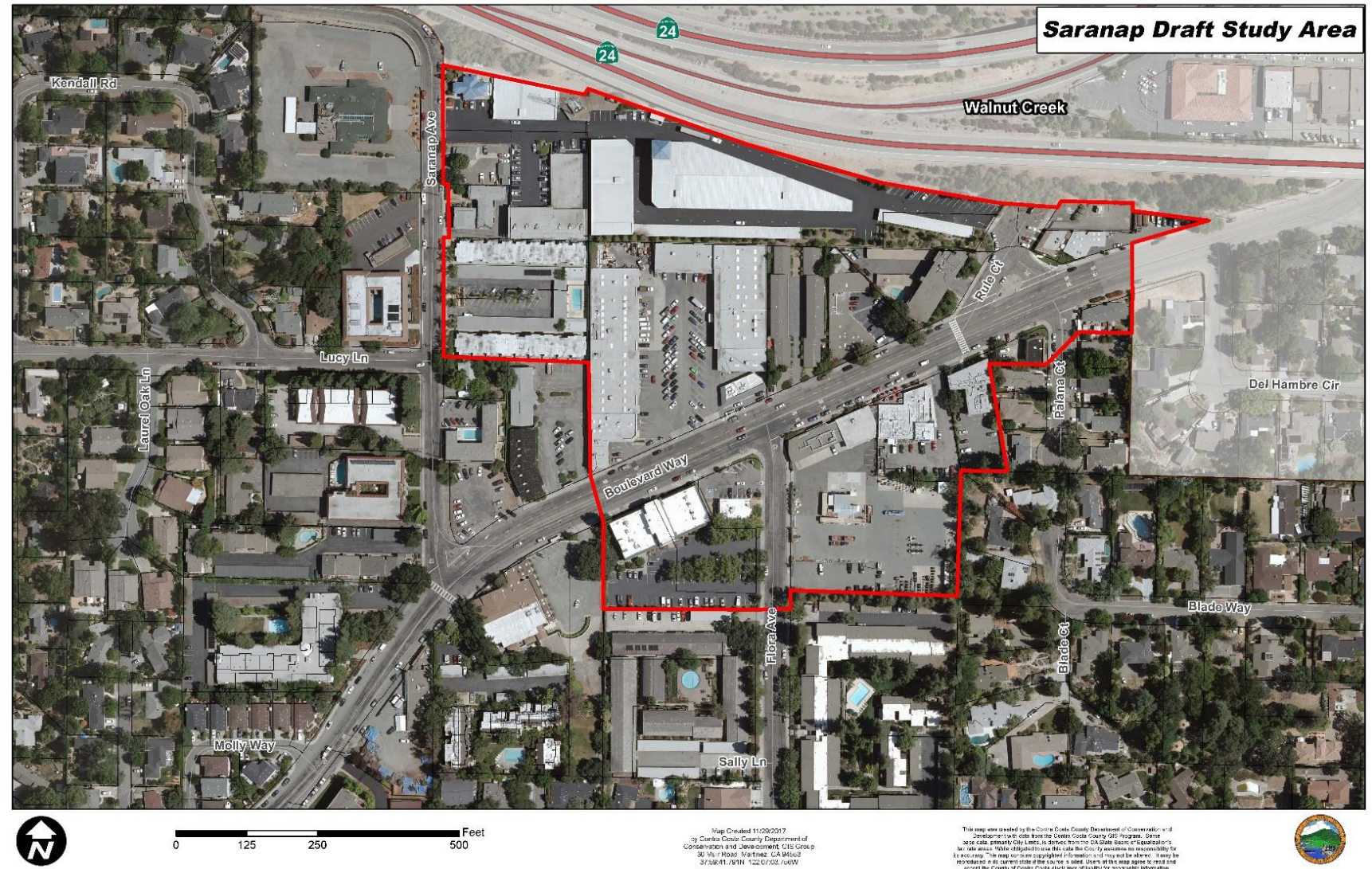
Progress and Activities Thus Far

- Initial community outreach meeting held for the general public on December 4, 2017.
- Community survey posted on the County website for public input
- Results of community survey posted on County website and forwarded to District II Supervisor Candace Andersen
- Property owner's meeting held on May 15, 2018

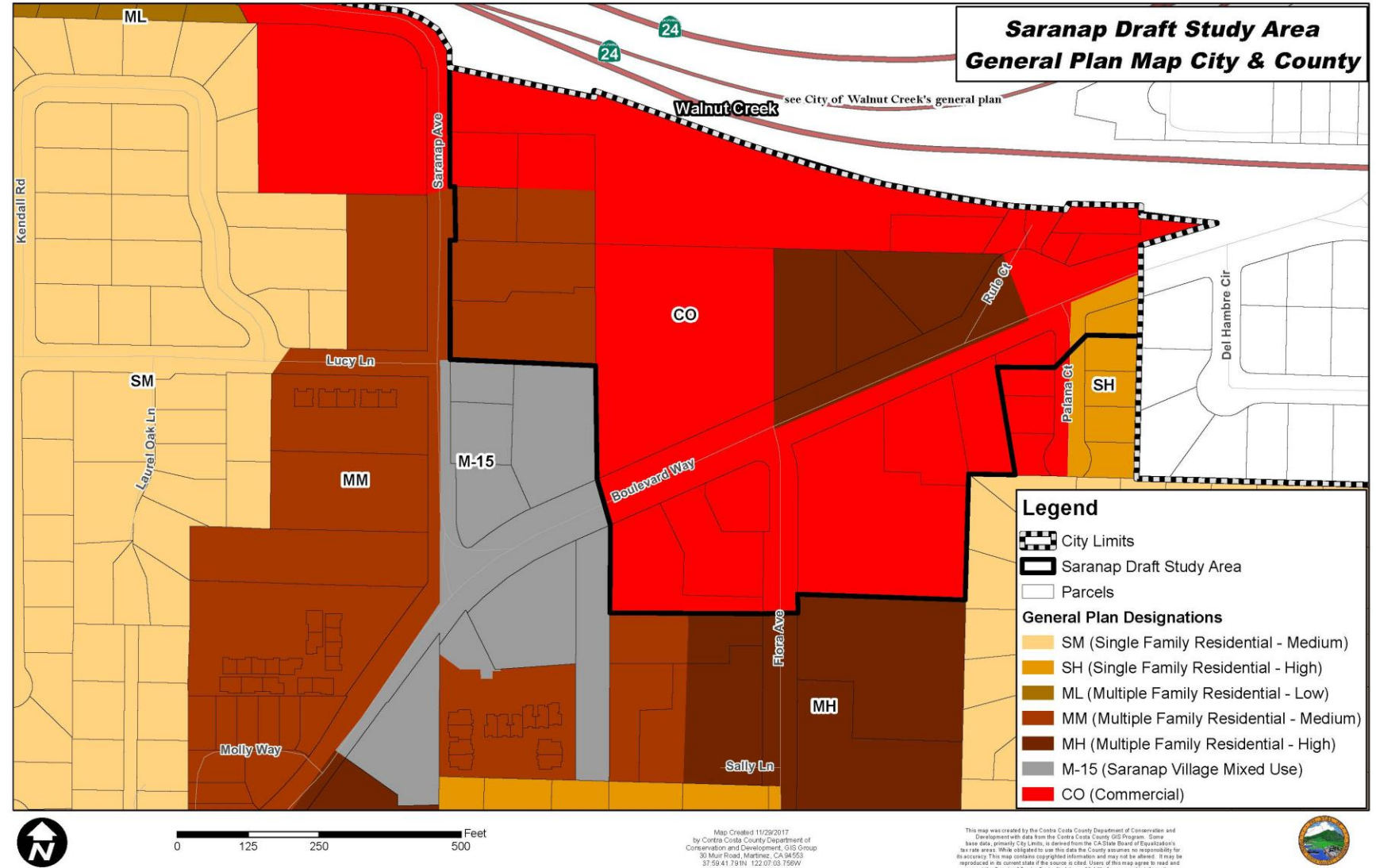
Tentative Study Area

-

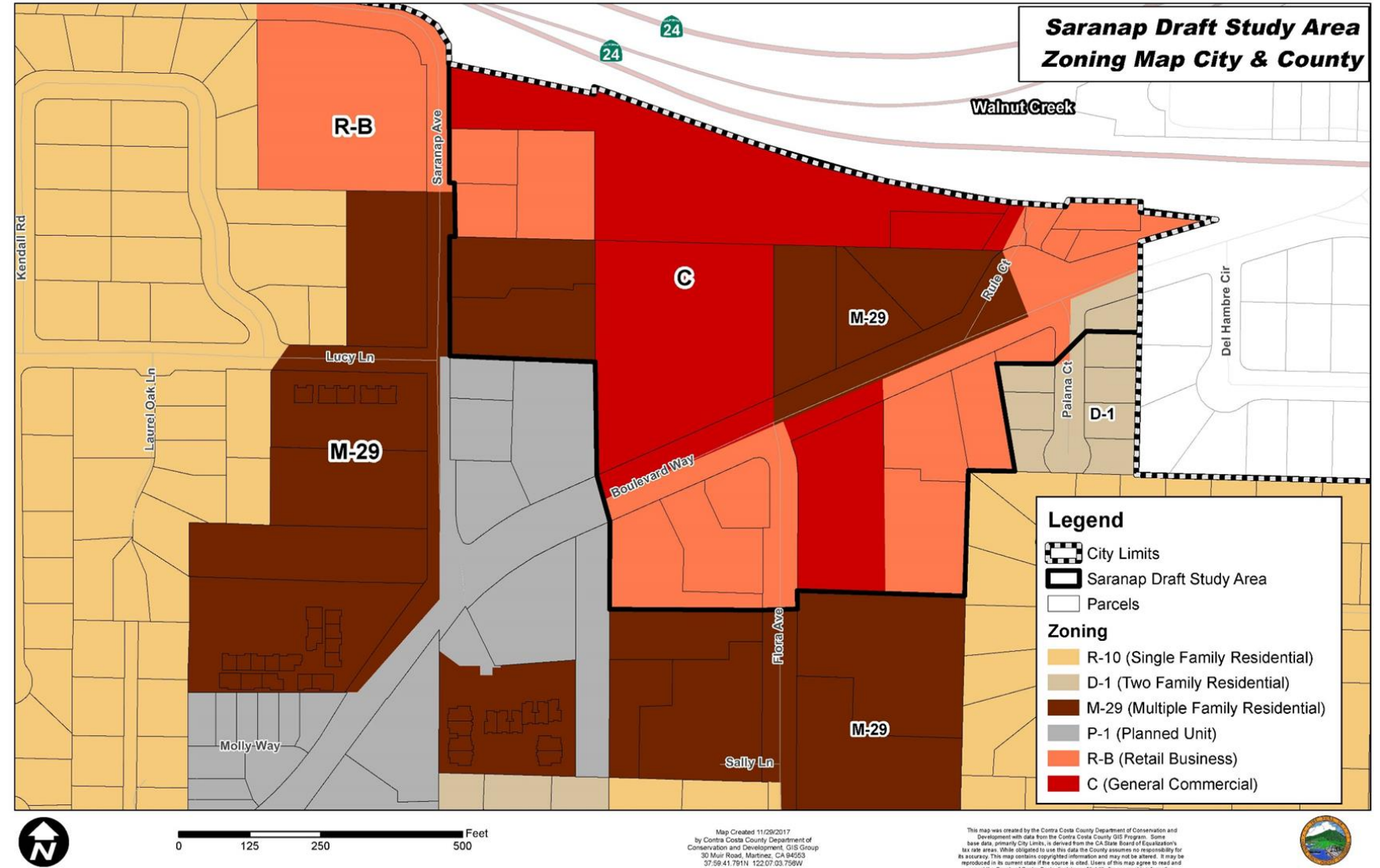
16.3 acres
24 Parcels
18 Owners



General Plan



Zoning



Survey Results



- Approximately 50 residents attended the Community workshop on December 4, 2017
- 219 community members responded to the survey

Question 1a – Breakout Groups

What do you like most about Saranap?

Group 1:

- Neighborhood Feel
- Frank's Auto Repair
- Morucci's
- Walkability to services/shopping
- Big Oaks (trees)

Group 2:

- Current capacity of Boulevard Way
- Small businesses

Group 3:

- Vistas/view of Mt. Diablo
- Does feel safe to walk
- Relatively quiet
- Able to walk to stores
- No big box stores
- Close to freeways, Walnut Creek, and Lafayette
- Bus Availability
- Lack of heavy traffic

Group 4:

- Morucci's
- Frank's Auto Repair
- Variety of services within the neighborhood

QUESTION 1a –Surveys

What do you like most about Saranap?

- Semi-Rural and Quiet feel
- Close to Walnut Creek and Lafayette
- Good Neighbors, Family Friendly,
- Small Businesses and no big box stores – Unique feel
- Views of Mt Diablo

Question 1b – Breakout Groups

What can be improved?

Group 1:

- (Commercial) falling apart
- Corporate Yard
- Traffic hazards, particularly towards sidewalk on north side
- Need crosswalk to WCI bus stop near Autoglass

Group 2:

- Less industrial use
- More small, family-friendly businesses
- Improve landscaping along Boulevard Way
- More median strips & bicyclist roadway improvements
- More trees

Group 3:

- Doesn't feel safe to walk

Group 4:

- Continuous sidewalk
- Need better crosswalks
- Better lighting
- Narrower streets; angled parking
- Would like to have a park
- Would like improvements, but don't want to become Walnut Creek
- More gathering areas & neighborhood businesses
- Village atmosphere

QUESTION 1b

–Surveys

What can be improved?

- Traffic and Pedestrian Safety
- Beautification along Boulevard Way
- Parks / Community Gathering places
- Keep Small Businesses
- Range of options on growth (e.g., no growth, development to enhance small town feel, or more dense development)

Question 2 – Breakout Groups

What are your hopes for the future of Saranap?

Group 1:

- Mostly like the way it is, but would like to see some change to provide more community amenities:
 - Some development is inevitable, and can be done intelligently through a robust plan/process guided by community
 - Neighborhood feel: not a place where you run errands, but where you live
 - Independent, small businesses

Group 3:

- Like the area the way it is & hope it doesn't change much (1 response)
- Mostly like the way it is, but would like to see some change to provide more community amenities (1 response)
- Other (7 responses with no further description of hopes)

Group 2:

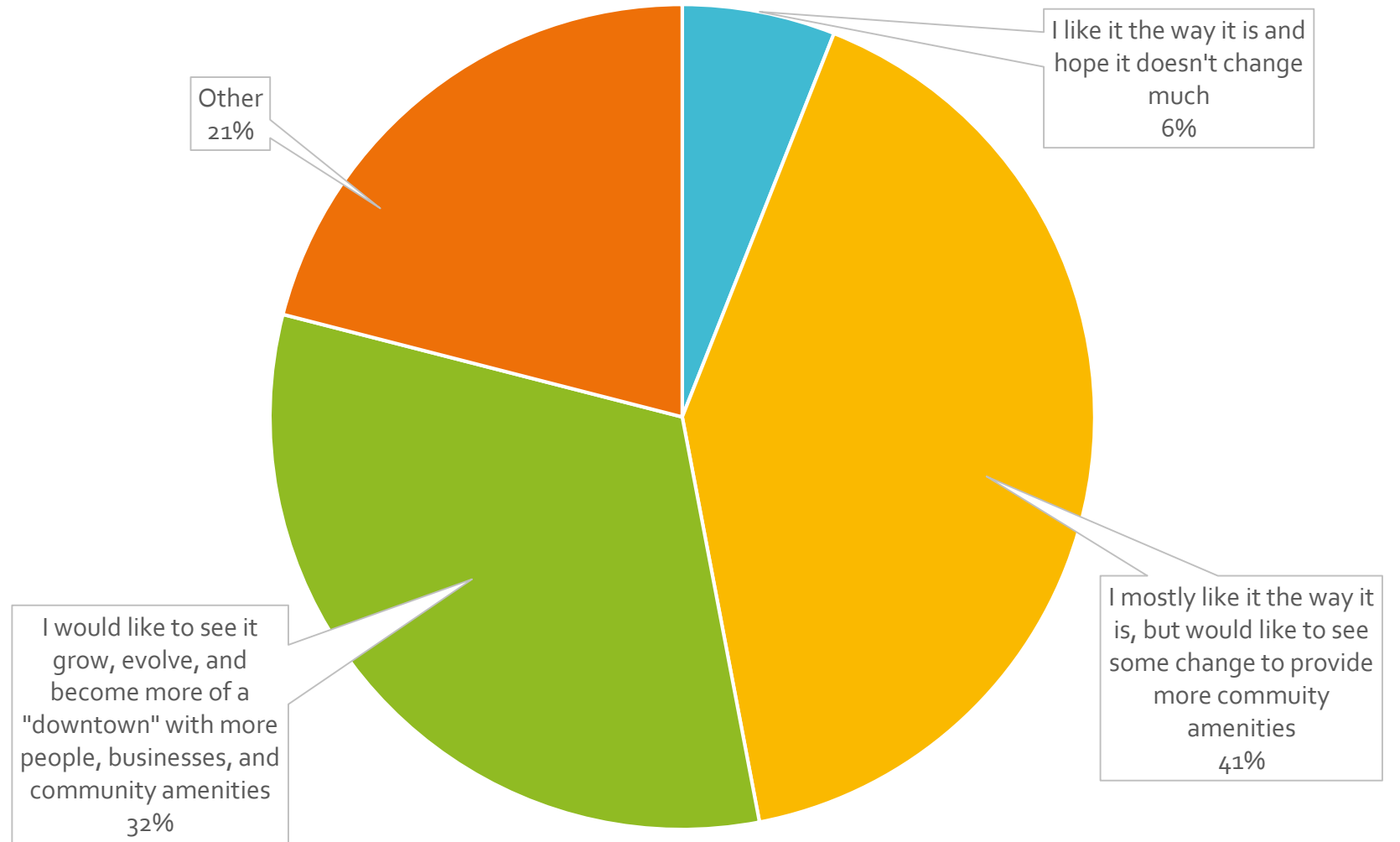
- Mostly like the way it is, but would like to see some change to provide more community amenities
- Other:
 - “Downtown” is not the desired descriptive term/environment
 - No high density
 - Not resistant to change
 - More small businesses

Group 4:

- I would like to see it grow and become more of a ~~downtown~~ with more people, businesses and community amenities:
 - Accept change, but not a “downtown”
 - More “life” on street
 - More nighttime and daytime activities

Question 2 – Surveys

What are your hopes for the future of Saranap?



Question 2 – Surveys

What are your hopes for the future of Saranap? (Other Comments)

For those that responded “Other Recommendations,” the comments can be summarized as follows:

- Specific Recommendations supporting:
 - Mostly as is, with more community amenities, such as neighborhood business, commons, parks (**40 recommendations**)
 - Prefer the area as is, any changes should focus on improvements to sidewalks, lighting, and traffic calming (**20 recommendations**)
 - More of a Downtown Feel with higher density housing, more like Walnut Creek (**10 recommendations**)
- Public Improvements
 - Safety for Pedestrians/Bikes/Traffic
 - Beautification and landscaping along Boulevard Way
 - More Open Space/Parks facilities
- Not a Downtown Feel
- Affordable Housing
- Design/Feeling – Small Town Feel, roundabouts, not trendy, small businesses

Question 3 – Breakout Groups

What are your thoughts on proposed area?

Group 1:

- Should study impacts outside of the proposed area
- Consider studying all of Boulevard Way for traffic calming for pedestrian & cyclist safety

Group 2:

- Further west along Boulevard Way towards Olympic: focus on sidewalks/roadway improvements
- Consider adding to area:
 - Hull's Mortuary
 - Saranap Avenue to Old Tunnel Road
 - Palana Court

Group 3:

- Include the entire Boulevard Way right-of-way
- Add Hull's Mortuary
- Add sidewalks

Group 4:

- Expand across Saranap Avenue



Question 4 – Breakout Groups

Rank potential goals of plan in order of importance, 1 is most important

Group 1:

1. Identify a “community vision” to guide future development within the plan area.
(tied with)
Provide more assurances to the community regarding size, scale & impacts of any future projects
2. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc. (pet friendly, greenery, bike lane)
3. Facilitate revitalization & future development within plan area.

Group 3:

- (No responses written – ran out of time? Or skipped?)

Group 2:

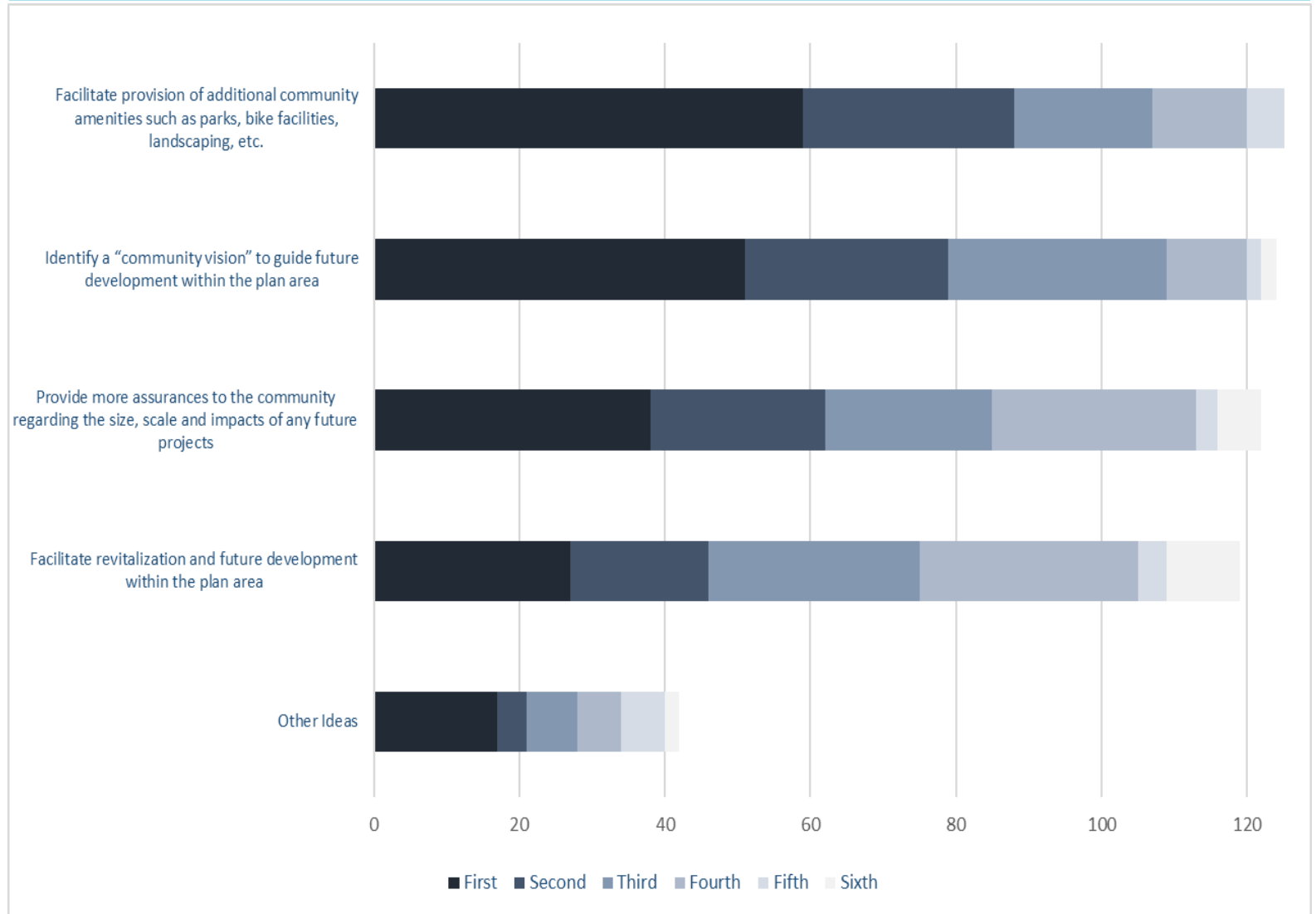
1. Provide more assurances to the community regarding size, scale & impacts of any future projects
2. Identify a “community vision” to guide future development within the plan area.
3. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc.
4. Facilitate revitalization & future development within plan area.
5. Other: Community Engagement/Education

Group 4:

1. Identify a “community vision” to guide future development within the plan area.
2. Provide more assurances to the community regarding size, scale & impacts of any future projects
3. Facilitate provision of additional community amenities such as parks, bike facilities, landscaping, etc.
(tied with)
Facilitate revitalization & future development within plan area.
4. Other: affordable housing incentives; respect rights of property owners

QUESTION 4 – Surveys

Plan Goals – Please rank the following potential plan goals



QUESTION 4: Surveys

Plan Goals – Please rank the following potential plan elements in order of their importance – “Other Recommendations”

For those that responded “Other Recommendations,” the comments can be summarized as follows:

- Traffic Safety as an additional plan element was suggested over **20 times**
- Specific Plan Goals Recommendations:
 - Facilitate provisions of additional community amenities such as parks, bike facilities, landscaping, sidewalks along Boulevard Way, etc. (**30 Recommendations**)
 - Identify a “community vision” to guide future development, including the type of community that is desired, keeping the community small, including gathering spaces, small cafes, etc. (**10 Recommendations**)
 - Provide more assurances to the community regarding size, scale, and impacts of any future projects, mostly desiring smaller scale development and small businesses (**9 Recommendations**)
 - Facilitate the support of small/independent businesses and future development within the plan area, mostly for smaller businesses (**7 Recommendations**)
- Other Plan Goal Recommendations
 - Affordable Housing
 - Alternative Transportation
- Some survey respondents included complaints about specific sites, uses, etc.

Question 5 – Breakout Groups

Rank potential plan elements in order of importance, 1 is most important

Group 1:

1. Height, density/dwelling unit maximums, parking standards
(tied with)
Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
2. Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 3:

1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
(tied with)
Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 2:

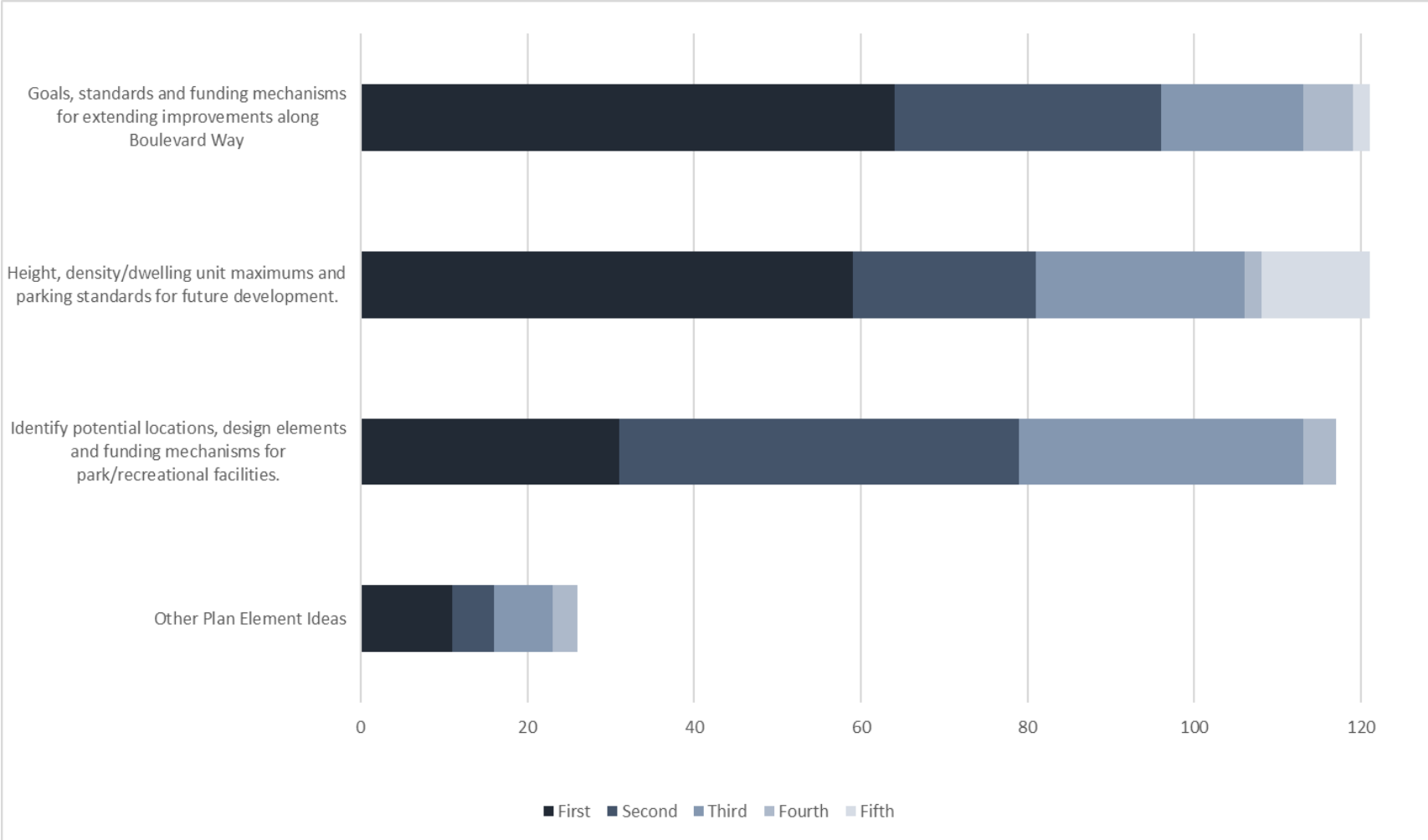
1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
3. Other: Affordable housing policies
4. Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

Group 4:

1. Height, density/dwelling unit maximums, parking standards
2. Goals, standards, funding mechanisms for extending improvements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities) along Blvd Way
(tied with)
Identify potential locations, design elements, and funding mechanisms for park/recreational facilities

QUESTION 5: Surveys

Plan Elements – Please rank the following potential plan elements in order of their importance



QUESTION 5: Surveys

Plan Elements – Please rank the following potential plan elements in order of their importance “Other Recommendations”

For those that responded “Other Recommendations,” the comments can be summarized as follows:

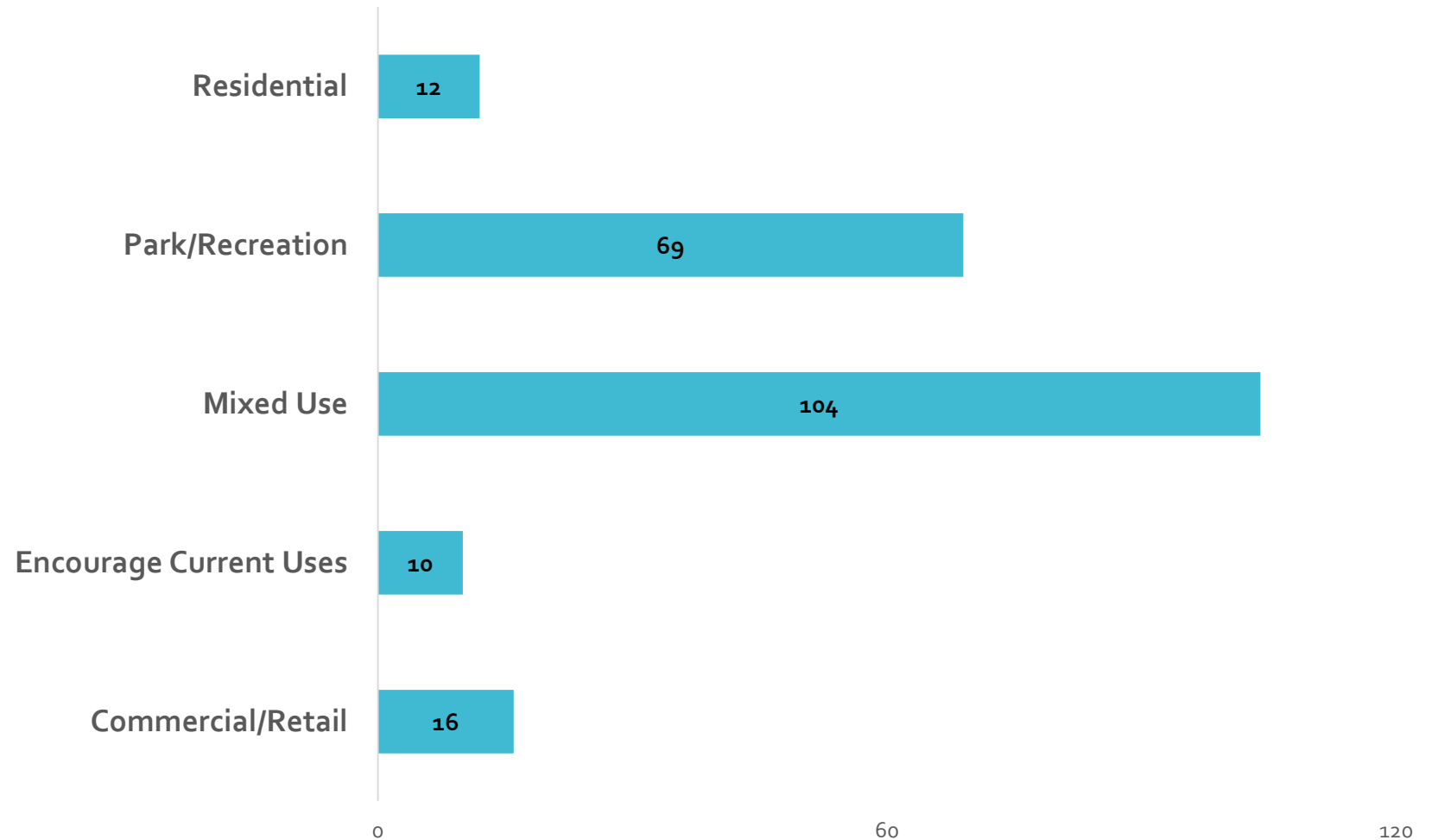
- Specific Recommendations for:
 - Goals, Standards and funding for extending improvements Boulevard Way (**11 recommendations**)
 - Potential local, design, and funding mechanisms for a park (**8 recommendations**)
 - Height, density/dwelling unit maximum, parking standards for future development (**7 recommendations**)
- Other Recommendations
 - Affordable Housing
 - Support Small/Independent Businesses
 - Alternative Transportation
- Some survey respondents included complaints about specific sites, uses, etc.

Question 6 – Breakout Groups

Select the land use type that you believe should be encouraged most within the study area.	
Group 1: c. Mixed-Use (Residential & Commercial/Retail)	Group 2: c. Mixed-Use (Residential & Commercial/Retail)
Group 3: d. Park/recreational	Group 4: c. Mixed-Use (Residential & Commercial/Retail)

QUESTION 6 – Surveys

Select the land use type that you believe should be encouraged most within the study area.



Question 7 – Breakout Groups

Please list in order or priority the top three amenities (e.g., playground, sports court/field, picnic area, community garden, lawn and/or trees, exercise equipment, pet areas, etc.) that you would most like to see included as part of a park/recreation facility for the Saranap community.

Group 1:

1. Green landscaped, open space
2. Benches, mingling, chess board
3. Water feature, public art
4. Play structure, tot lot

Group 2:

1. Pet area
2. Playground
3. Community garden

Group 3:

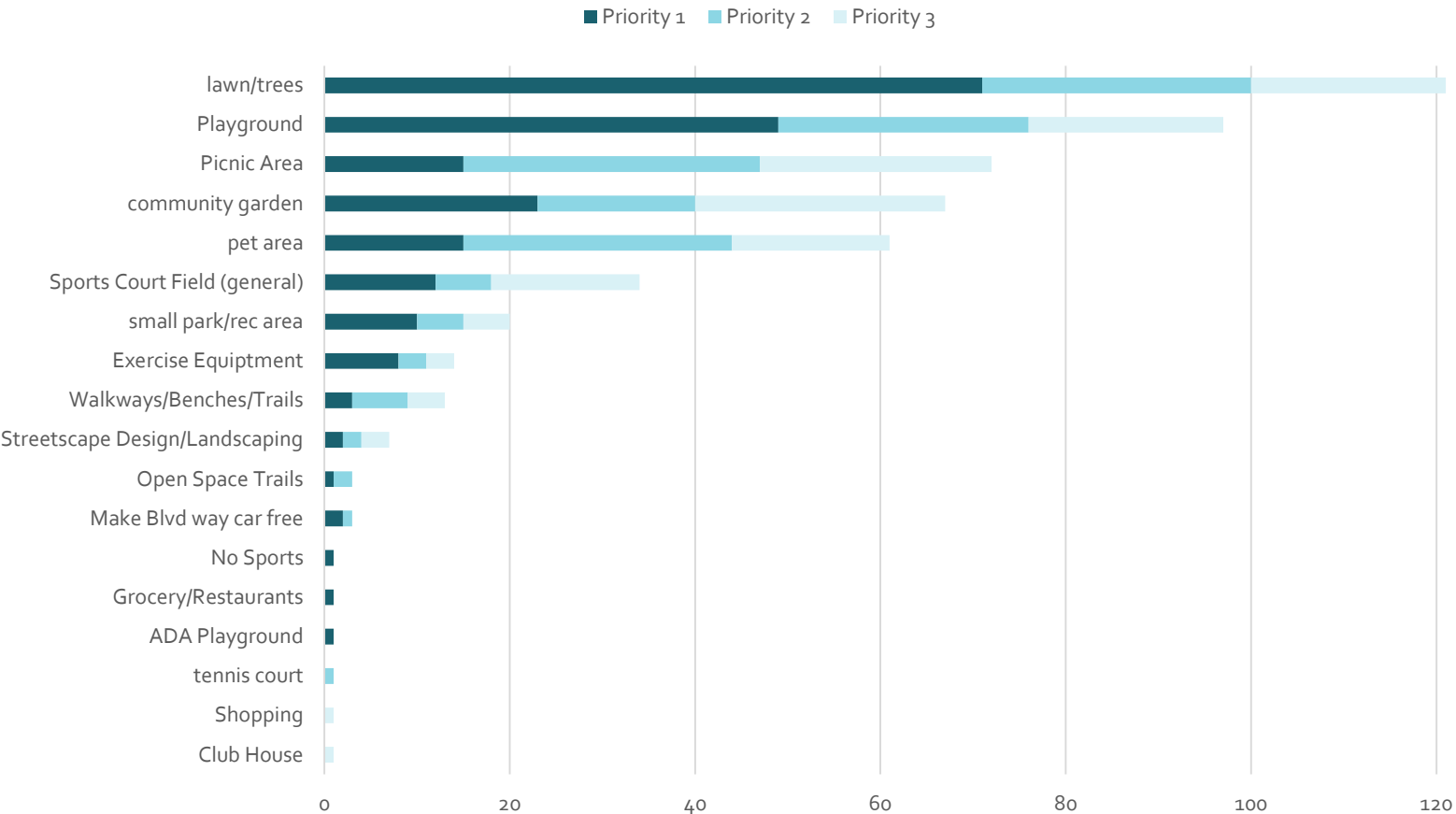
1. Community-wide trail

Group 4:

1. Landscaping along street frontage – drought tolerant, but not wood chips
2. Park
3. Picnic area

QUESTION 7 – Surveys

Please list in order of priority the top three amenities (e.g., playground, sports court/field, picnic area, community garden, lawn and/or trees, exercise equipment, pet areas, etc.) that you would most like to see included as part of a park/recreation facility for the Saranap community.



Question 8 – Breakout Groups

Please list in order of priority the street improvement elements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities, etc.) you believe are needed along Boulevard Way, beyond those to be implemented as part of the Saranap Village development.

Group 1:

1. Continuous sidewalks on both sides
2. Crosswalks with lights
3. Bike lane
4. Sidewalk plantings

Group 2:

1. Sidewalks and amenities through to Olympic
2. Crosswalks (especially near Morucci's and at Flora Avenue)
3. Bike lane/sharrows
4. Parking accommodations

Group 3:

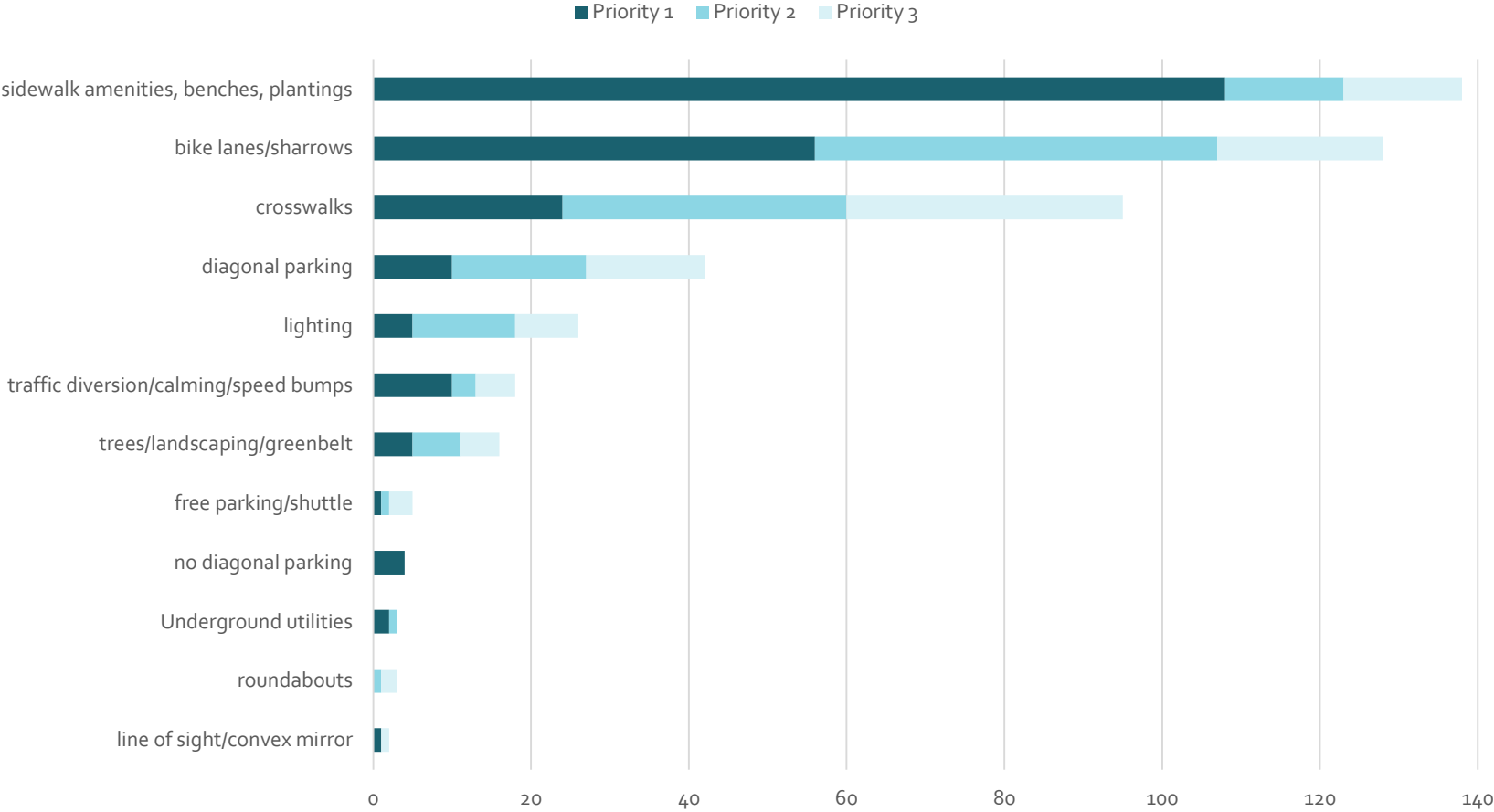
1. Sidewalks to Olympic
2. Better crosswalks
3. Parklets

Group 4:

1. Sidewalk amenities and bike lane
2. ~50% of group: Yes diagonal parking
3. More crosswalks
4. Street lighting
5. ~50% of group: No diagonal parking

QUESTION 8 – Surveys

Please list in order of priority the street improvement elements (bike lanes/sharrows, diagonal parking, crosswalks, sidewalk amenities, etc.) you believe are needed along Boulevard Way, beyond those to be implemented as part of the Saranap Village development.



Question 9 – Breakout Groups

Are there any additional community engagement activities that you would like to see explored during this process? Are workshops such as this a good mechanism to engage the community? Consider a smaller working group as well?

Group 1:

- Need input of both property owners and businesses
- Attendance determined by how meaningful the input is
- Workshop with breakout group is decent
- Volunteers for focus groups

Group 2:

- Better & wider communication about meetings
- More mailings & notices. Suggest that Property renter/owner state preferred method of contact
- Website, blog, “Planning 101” resource
- Summary of this group workshop – all groups & survey results

Group 3:

- Volunteers
- Small working groups

Group 4:

- Great – more is good
- Move quickly
- Explore MAC for Saranap, design review
- More publicity about this effort
- Sign up on website to be notified about these meetings

QUESTION 9 – Surveys

Are there any additional community engagement activities that you would like to see explored during this process? Are workshops such as this a good mechanism to engage the community? Consider a smaller working group as well? Please explain.

- More workshops – 20
- Combination workshops/working groups – 13
- Surveys – 13
- Overall Support for process - 10
- Working Groups – 4
- Other Key Trends
 - Follow up, noticing and communication make any of the input processes better
 - Outreach using social media, mailings, emails or signs
 - Trust that input is heard is key

What Does the Survey Tell Us?

- There is emerging consensus around a “community vision” that can be used to guide future development and provide more assurances regarding size, scale & impacts of any future projects.
- Roadway improvements (e.g., crosswalks, bike lanes, continuous sidewalks) along Boulevard Way and a park/community open space are highly desired.
- Majority of the community is open to revitalization of the study area.

Potential Approach

- The General Plan includes policies for different geographic areas of the county in addition to countywide policies and implementation measures discussed throughout the Land Use Element of the General Plan.
- The Saranap Area section could be amended to include provisions specific to the future vision of the community. For example, provisions could address topics such as:
 - Discourage future General Plan amendments that increase the height above 'X'
 - Street and sidewalk policies, and implementation measures
 - Future community amenities/park policies and implementation measures
- No General Plan land use designations or zoning changes proposed at this time.

Why General Plan Policies?

- A shared vision can be memorialized with community involvement in drafting General Plan policies.
- Master planning of the study area seems premature.
- This approach is relatively quick, and could provide assurances in the very near term.
- The time and expense of a full-scale EIR process can be avoided.
- A second phase or more detailed planning instrument (e.g., rezoning, specific plan) can be initiated at a later time, if necessary, to help implement the community vision.

Next Steps

- Seeking input in breakout groups tonight on the preliminary discussion draft of Vision Statement and General Plan policies.
- Additional comments welcome through June 22nd (online okay).
- Anticipate a final community meeting in several months.
- County staff will initiate the formal process for amending the General Plan by the Board of Supervisors.

Questions
Suggestions
Comments



THANK YOU
FOR COMING